

THE FAYETTE COUNTY PLANNING COMMISSION met on April 16, 2015 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Brian Haren, Vice-Chairman
Al Gilbert
Arnold L. Martin, III
Bob Simmons

STAFF PRESENT: Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Graw called the Planning Commission Meeting to order. Chairman Graw introduced the Commission Members and Staff.

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(Note: due to a malfunction no audio of the meeting was recorded.)

1. Swearing in of New Planning Commission Member.

Dennis Dutton read the Oath of Office to Arnold Martin. Arnold Martin responded "I do."

2. Consideration of the Minutes of the Meeting held on February 19, 2015.

Al Gilbert made a motion to approve the minutes. Brian Haren seconded the motion. Arnold Martin abstained. The motion passed 4-0-1.

3. Consideration of the Minutes of the Meeting held on March 5, 2015.

Brian Haren made a motion to approve the minutes meeting. Bob Simmons seconded the motion. Arnold Martin abstained. The motion passed 4-0-1.

NEW BUSINESS

4. Consideration of a Final Plat of the Earl Johnson Estate for Mr. Earl Johnson. The property will consist of two residential lots zoned R-70 and is located in Land Lot 254 of the 5th District and fronts on South Kite Lake Road.

Al Gilbert made a motion to approve the Final Plat of Earl Johnson Estate. Brian Haren seconded the motion. The motion passed 5-0.

PUBLIC HEARING

5. Consideration of a Final Plat of the Earl Johnson Estate for Mr. Earl Johnson. The property will consist of two residential lots zoned R-70 and is located in Land Lot 254 of the 5th District and fronts on South Kite Lake Road.

Donna Black said that due to a misunderstanding in calculating contiguous areas on the Yield Plan, the Board of Commissioners sent the petition back through the Planning Commission with the revisions made to the Yield and Development Plan. She went on to say the Yield Plan was corrected and did meet the required 0.90 acre contiguous area. She continued that the overall subdivision requires a minimum of 40% in open space (undeveloped) and 60% for the residential development. She stated that approximately 50% would be in open space and conservation. She finished by stating she would save her remaining time for rebuttal or questions.

Chairman Graw asked if there was anyone who wanted to speak in favor of the petition.

Cathy Climo stated she was not there to speak in favor or opposition to the rezoning and that what she wanted is an understanding of the one acre lots in this area, the size of the homes and the possible prices of the homes. She said she resides in the area and was concerned about the property values.

Donna Black explained that a Conservation Subdivision allowed two acre lot subdivisions to be developed in one acre lots, but keeping the density, and that in this development this density is actually one (1) housing unit per three (3) acres, which is in line with the land use plan. She stated that as far as the prices of the homes, she is never sure with a changing market, but the estimate would be \$250,000 per house.

Jim Graw then asked that Donna Black about the comment from the previous hearing about the claims of material and chemicals buried on the property.

Donna Black stated that they had met with Mr. Torbush on site to determine the locations of buried materials. She stated that their team has an environmental specialist ready for analysis and possible removal of any items according to the required environmental regulations. She stated that the Scarborough Group has dealt with this many times including gas tank removal.

Chairman Graw asked if there was anyone else who wanted to speak in favor or opposition to the petition. Hearing none he brought it back to the board and stated the following:

On March 5, 2015 the Planning Commission recommended approval of petition # 1243-15 with one condition to the Board of Commissioners. The same petition is back before the Planning Commission due to a change in the number of lots (46 to 43).

The Planning Commission has two options:

1. Put forth a motion reaffirming the March 5, 2015 motion, with a second, recommending approval of the C-S zoning category with one condition; or
2. Put forth a motion to rescind the March 5, 2015 recommendation and make a new recommendation with a second.

Al Gilbert made a motion to reaffirm the recommendation to approve the petition with one (1) condition. Bob Simmons seconded the motion. The motion passed 5-0.

Al Gilbert made a motion to adjourn the meeting. Chairman Graw said the meeting was adjourned at 8:00 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY


JIM GRAW, CHAIRMAN

ATTEST:


